

Figure 1: Gunshy Manor Development

The mostly likely scenario would consist of up to 25 one acre lots with luxury homes (“greater in quality than those on Gunshy Ridge,” which are currently valued at up to \$1.5M) built within four separate buildable areas on the property but all contained within a single future gated community governed by an HOA. The buildable areas would allow two homes in the vicinity of a current home at 7240 196th Avenue NE which would be demolished for the development, three homes in the lower portion of the current field, 11-12 homes in the vicinity of the hillside, and 10-11 homes in the vicinity of the current Gunshy Manor home (near Union Hill Rd.). This is all equal to roughly one home per acre in the buildable areas depicted below.

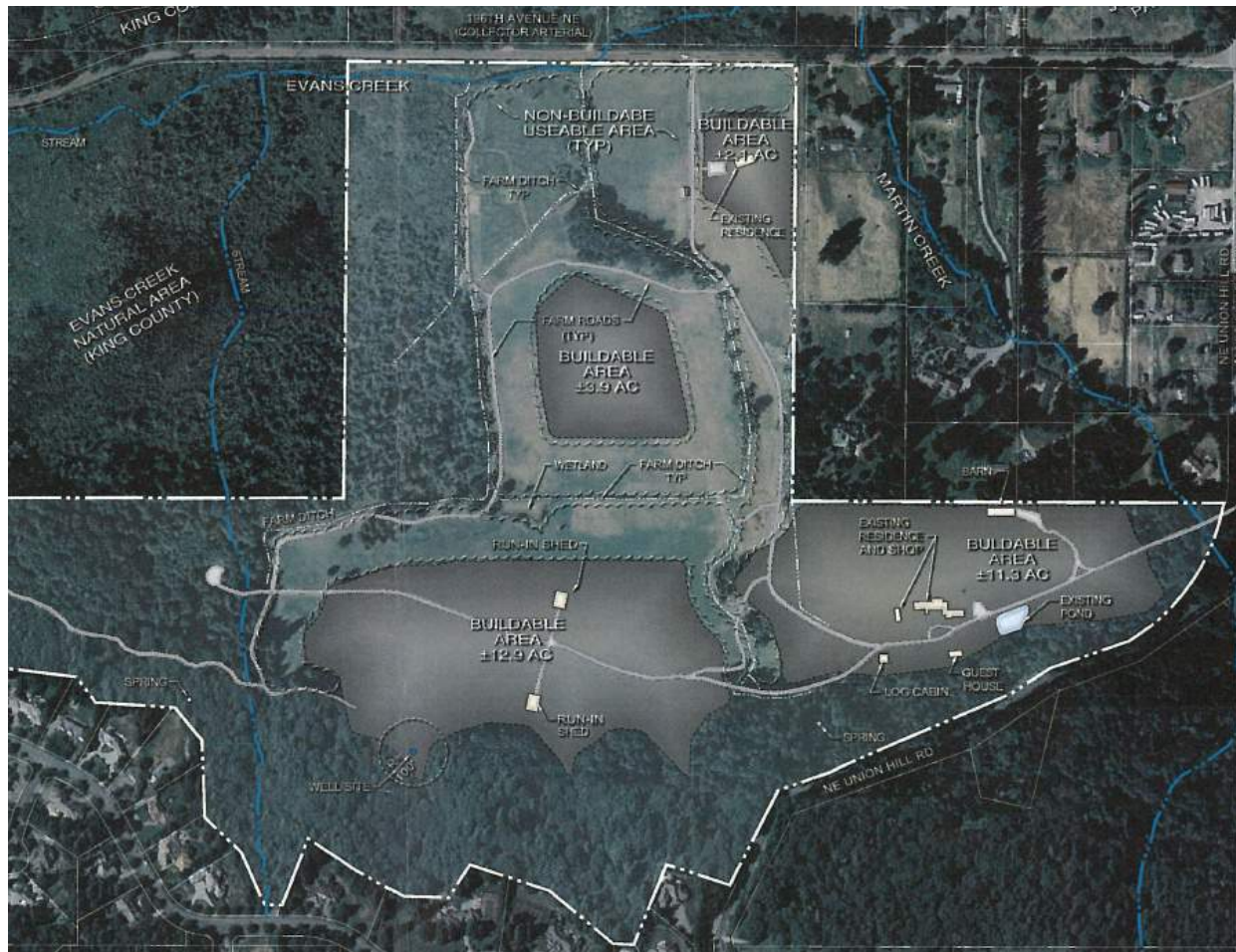


Figure 2



2009 imagery depicts a relatively undisturbed wetland area and meandering tributary to Evans Creek.

Figure 3



2012 imagery depicts fill, roads, a tributary that was moved and channelized, and a drainage system

Figure 4: Federal Wetlands Inventory Map



Description for code PEMA :

System PALUSTRINE: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Class EMERGENT: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

WATER REGIME Temporary Flooded: Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface for most of the growing season. Plants that grow both in uplands and wetlands may be characteristic of this water regime.

Description for code PFO/SSC :

System PALUSTRINE: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Class FORESTED: Characterized by woody vegetation that is 6 m tall or taller.

System PALUSTRINE: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Class SCRUB-SHRUB: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

WATER REGIME Seasonally Flooded: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Figure 5: County Defined Wetlands



Figure 6: Tax parcels

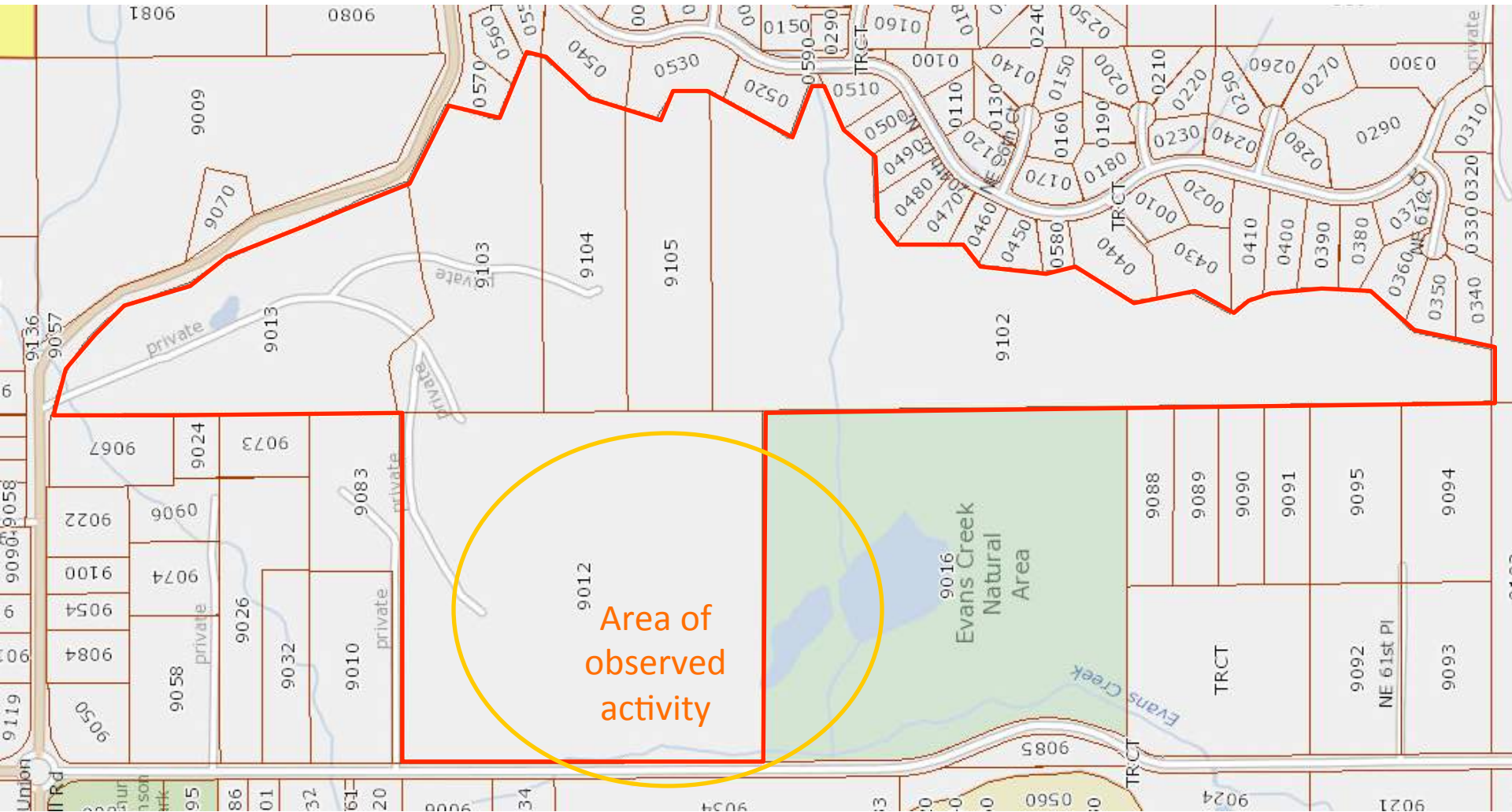


Figure 7



Proposed development areas located within county landslide hazard area (blue hashed area).

Figure 8: Residential Flooding to [REDACTED] [REDACTED] Immediately Down Stream



[REDACTED] Back Yard March 8, 2014

Figure 9: Residential Flooding to [REDACTED]
Immediately Downstream



Figure 10: Aerial Imagery of Heavy Machinery Working in Subject Area



Viewable online at

[https://maps.google.com/
mapsll=47.66896,-122.076693&spn=0.001694,0.002578&t=h&z=19](https://maps.google.com/mapsll=47.66896,-122.076693&spn=0.001694,0.002578&t=h&z=19)

Figure 11: Video Stills of Heavy Machinery Working in Area on August 17th, 2011



Backhoe filling
dump truck with fill
dirt at 4:47pm



Dump truck backing
into area of concern
at 4:52pm

Figure 12: Additional Aerial View of Fill

